



104, Station Road

Flitwick,  
Bedfordshire, MK45 1LA

Guide Price **£300,000**

country  
properties



Formerly having two bedrooms, this chain-free semi detached bungalow has been reconfigured to now offer a 24ft open plan living/dining room, but the second bedroom/separate reception could easily be reinstated by stud partition walling and a new doorway if preferred. With scope to improve, the accommodation also includes a fitted kitchen and shower room, bay fronted bedroom and 19ft conservatory which spans the rear width of the property. With south-easterly aspect, the established rear garden features a variety of mature shrubs and, having double gated access, offers the potential to provide off road parking at the rear via removal of the garden shed. The town centre amenities, including mainline rail station, are within 0.6 miles, whilst a small parade of shops are located on Station Road. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed entrance door. Radiator. Wood effect flooring. Cupboard housing electric consumer unit. Hatch to loft. Open access to kitchen. Doors to bedroom, shower room and to:

### LIVING/DINING ROOM

Dual aspect via double glazed leaded light effect windows to front and rear/conservatory. Brick-built fireplace with adjacent fitted cupboard. Built-in storage cupboard.

### KITCHEN

Dual aspect via double glazed leaded light effect windows to front and rear/conservatory. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Space for washing machine. Wall mounted gas fired boiler. Wood effect flooring. Part glazed door to:

### CONSERVATORY

Of part brick and double glazed construction. Double glazed French doors to rear aspect. Radiator. Power and light.

### BEDROOM

Walk-in bay with double glazed leaded light effect window to front aspect. Radiator.

### SHOWER ROOM

Opaque double glazed leaded light effect window to side aspect. Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Tile effect flooring.

### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn. Mature shrubs. Block paved pathway leading to entrance door. Enclosed by low level walling. Gated access to rear garden.

#### REAR GARDEN

Mainly laid to lawn with central pathway leading to timber garden shed at rear. Mature shrub borders. Gated side access.





## POTENTIAL OFF ROAD PARKING

Double timber gates lead to rear garden, providing potential for off road parking (removal of the garden shed would be required).

Current Council Tax Band: B.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

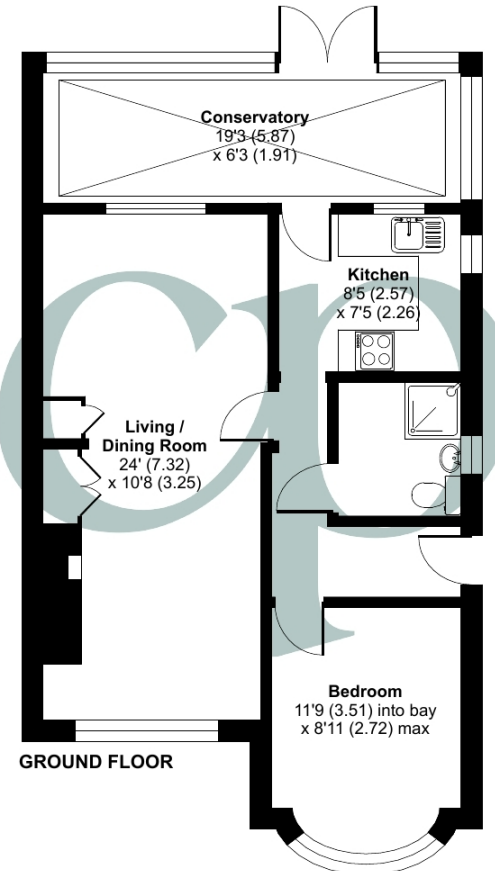
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1112156

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

## Viewing by appointment only

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